

**GOVERNMENT OF ANDHRA PRADESH****ABSTRACT**

Municipal Administration & Urban Development (M1) Department - Hyderabad  
Revised Building Rules 2006- certain amendments - Orders - Issued – Regarding.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT**

G.O. Ms. No. 611

Dated: 2-09-2008

Read the following:

1. G.OMs.No.601 M.A & U.D (M1) Department, dated: 05-11-1988
2. G.OMs.No.423 M.A & U.D (M1) Department, dated: 31-07-1998
3. G.OMs.No.86 M.A & U.D (M1) Department, dated: 03-03-2006
4. G.OMs.No.171 M.A & U.D (M1) Department, dated: 19-04-2006
5. G.OMs.No.623 M.A & U.D (M1) Department, dated: 01-12-2006
6. G.OMs.No.17 M.A & U.D (M1) Department, dated: 10-01-2007
7. G.OMs.No.736 M.A & U.D (M1) Department, dated: 03-10-2007
8. G.OMs.No.744 M.A & U.D (M1) Department, dated: 04-10-2007
9. G.OMs.No.279 M.A & U.D (M1) Department, dated: 01-04-2008.
10. G.O.Ms.No.439 M.A & U.D (M1) Department, dated: 19-06-2008.

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**ORDER:**

Whereas in the G.O. 3<sup>rd</sup> read above, with a view to protect the water bodies from direct intervention and possible encroachments, certain restrictions were imposed on building activity in respect of sites located in the vicinity of water bodies. As per the rule 5 (b) (iii) of the said G.O., in respect of sites located in the vicinity of major water bodies of 25 Acres (10 Hectares) and above, 30 meter green buffer zone shall be provided from the boundary of water body and after this green belt, mandatory setback has to be insisted while granting the building permission.

After issue of above G.O, many people including Professionals, public representatives, Architects, Engineers, Builders and Developers have represented to the Government that in view of rising land cost, it would be very difficult to leave 30 mts buffer zone unless certain incentives are given on par with the road widening cases viz., a) concessions in setbacks b) permitting additional built-up area and c) granting Transferable Developmental Rights.

Government after careful examination of the matter have felt that in view of rising land cost and with a view to mitigate the hardship to land owners whose lands abut such water bodies without compromising on the environmental concern of protecting these water bodies, have decided to incentivize the land owners whose lands are affected due to buffer zone stipulations. With a view to encourage the land owners to maintain required distance from the major water bodies following amendment is issued to G.OMs.No.86 MA&UD (M1)Dept., Dated 03-03-2006

**NOTIFICATION**

In exercise of the powers conferred under Section 585 read with 592 of the Hyderabad Municipal Corporation Act,1955 and proviso under Sub-Section (1) read with sub-section (2) of Section 14,32,46 and 58 of the Andhra Pradesh Urban Areas (Development ) Act,1975, the following amendment shall be issued to Hyderabad Revised Building Rules 2006, issued in the G.O.3<sup>rd</sup> read above:

**AMENDMENT**

In Rule 5 (b) (iii) the following shall be added:

“ Out of this 30 mts , 9mts from the FTL shall be maintained as green buffer zone and the balance buffer zone can be treated as part of the mandatory setback. In case the required setback is less than the balance buffer zone, the difference of the

same can be treated as part of the setback transferred from the other sides except front side subject to compliance of fire safety requirements”

A copy of this order is available on the internet and can be accessed at the address [www.ap.gov.in/goir](http://www.ap.gov.in/goir).

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**S.P. SINGH  
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner, Printing, Stationary and Stores Purchase, Hyderabad ( in duplicate) with a request to publish in the Extraordinary Gazette of A.P. on 5-09-2008 and furnish 500 copies to Government.

The Commissioner and Special Officer,

Greater Hyderabad Municipal Corporation, Hyderabad.

The Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad

The Director of Town and Country Planning, A.P., Hyderabad.

The Commissioner and Director of Municipal Administration Hyderabad.

The Director General of Fire & Emergency Services, A.P. Hyderabad

The Chairman and Managing Director, A.P. Transco, Hyderabad.

The Engineer –in –Chief (Public Health) Hyderabad.

The commissioner & I.G.of registration and Stamps, A.P. Hyderabad.

The managing Director, A.P. Housing Board, Hyderabad.

The Vice Chairman and Managing Director, Deccan

Infrastructure and Land Holdings Limited, A.P. Hyderabad.

The District Collector and Magistrates of Hyderabad , Ranga Reddy and Medak Districts

Copy to:

Special Secretary to C.M.

The P.S. to M(MA).

The P.S. to Prl.Secretary to Government (MA&UD)

The P.S.to Secretary to Government (M.A&U.D)

Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER